

Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Levy Authority Summary

Local Government Name: EMMETSBURG
Local Government Number: 74G686

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
EMMETSBURG NORTH URBAN RENEWAL	74002	3
EMMETSBURG SOUTH URBAN RENEWAL	74003	2
EMMETSBURG EAST URBAN RENEWAL	74010	3

TIF Debt Outstanding: 681,626

TIF Sp. Rev. Fund Cash Balance			Amount of 07-01-2013 Cash Balance
as of 07-01-2013:	13,116	0	Restricted for LMI

TIF Revenue:	195,446
TIF Sp. Revenue Fund Interest:	151
Asset Sales & Loan Repayments:	0
Total Revenue:	195,597

Rebate Expenditures:	30,541
Non-Rebate Expenditures:	169,932
Returned to County Treasurer:	0
Total Expenditures:	200,473

TIF Sp. Rev. Fund Cash Balance			Amount of 06-30-2014 Cash Balance
as of 06-30-2014:	8,240	0	Restricted for LMI

**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 472,913**

Urban Renewal Area Data Collection

Local Government Name: EMMETSBURG (74G686)
 Urban Renewal Area: EMMETSBURG NORTH URBAN RENEWAL
 UR Area Number: 74002

UR Area Creation Date: 12/1997

UR Area Purpose: Developed to help local officials promote economic development and stimulate, through public involvement and commitment, private investment in new residential development.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
EBURG CITY/EBURG SCH/EBURG NORTH TIF INCREM	74100	74099	0
EBURG CITY AG/EBURG SCH/EBURG NORTH TIF INCREMENT	74102	74101	0
EBURG CITY/EBURG SCH/EBURG NORTH TIF (ROCKPORT) INCREMENT	74115	74116	1,722,011

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	289,090	24,885,380	655,160	0	0	-51,856	25,777,774	0	25,777,774
Taxable	173,260	13,143,621	655,160	0	0	-51,856	13,920,185	0	13,920,185
Homestead Credits									108

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **1,072** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 58,576
 TIF Sp. Revenue Fund Interest: 45
 Asset Sales & Loan Repayments: 0
Total Revenue: 58,621

Rebate Expenditures: 25,704
 Non-Rebate Expenditures: 25,749
 Returned to County Treasurer: 0
Total Expenditures: 51,453

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **8,240** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For EMMETSBURG NORTH URBAN RENEWAL

Rockport Development Agreement

Description:	Payments to Medium Lake Development Corp for Construction of Public Improvements to Serve New Residential Development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For EMMETSBURG NORTH URBAN RENEWAL

Rockport Developers Agreement

Debt/Obligation Type:	Rebates
Principal:	58,576
Interest:	0
Total:	58,576
Annual Appropriation?:	Yes
Date Incurred:	04/28/2003
FY of Last Payment:	2014

Non-Rebates For EMMETSBURG NORTH URBAN RENEWAL

TIF Expenditure Amount:	25,749
Tied To Debt:	Rockport Developers Agreement
Tied To Project:	Rockport Development Agreement

Rebates For EMMETSBURG NORTH URBAN RENEWAL

P O Box 524, Emmetsburg, IA

TIF Expenditure Amount:	25,704
Rebate Paid To:	Medium Lake Development Corp
Tied To Debt:	Rockport Developers Agreement
Tied To Project:	Rockport Development Agreement
Projected Final FY of Rebate:	2014

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TIF Taxing District Data Collection

Local Government Name: EMMETSBURG (74G686)
 Urban Renewal Area: EMMETSBURG NORTH URBAN RENEWAL (74002)
 TIF Taxing District Name: EBURG CITY/EBURG SCH/EBURG NORTH TIF INCREM
 TIF Taxing District Inc. Number: 74099

TIF Taxing District Base Year: 1996
 FY TIF Revenue First Received: 1998
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1998

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	17,251,590	655,160	0	0	-48,152	17,858,598	0	17,858,598
Taxable	0	9,111,714	655,160	0	0	-48,152	9,718,722	0	9,718,722
Homestead Credits									94

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	7,847,392	9,718,722	0	9,718,722	324,940

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: EMMETSBURG (74G686)
 Urban Renewal Area: EMMETSBURG NORTH URBAN RENEWAL (74002)
 TIF Taxing District Name: EBURG CITY AG/EBURG SCH/EBURG NORTH TIF INCREMENT
 TIF Taxing District Inc. Number: 74101

TIF Taxing District Base Year: 1996
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1999

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	289,090	0	0	0	0	0	289,090	0	289,090
Taxable	173,260	0	0	0	0	0	173,260	0	173,260
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	161,376	127,714	0	127,714	2,948

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: EMMETSBURG (74G686)
 Urban Renewal Area: EMMETSBURG NORTH URBAN RENEWAL (74002)
 TIF Taxing District Name: EBURG CITY/EBURG SCH/EBURG NORTH TIF (ROCKPORT) INCREMENT
 TIF Taxing District Inc. Number: 74116
 TIF Taxing District Base Year: 1996
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2003

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,633,790	0	0	0	-3,704	7,630,086	0	7,630,086
Taxable	0	4,031,907	0	0	0	-3,704	4,028,203	0	4,028,203
Homestead Credits									14

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	15,500	4,028,203	1,722,011	2,306,192	77,106

FY 2014 TIF Revenue Received: 58,576

Urban Renewal Area Data Collection

Local Government Name: EMMETSBURG (74G686)
 Urban Renewal Area: EMMETSBURG SOUTH URBAN RENEWAL
 UR Area Number: 74003
 UR Area Creation Date: 12/1995

Developed to help eliminate conditions which are currently having a negative influence on the community and to promote economic development. Also to stimulate private investments in residential, commercial and industrial development to create a sound economic base that will serve as the foundation for future growth and development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
EBURG CITY/EBURG SCH/EBURG SOUTH TIF INCREMENT	74094	74093	1,822,463
EBURG CITY AG/EBURG SCH/EBURG SOUTH TIF INCREM	74096	74095	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	553,540	37,289,660	14,681,660	106,200	0	-212,980	52,418,080	0	52,418,080
Taxable	331,757	19,695,149	14,681,660	106,200	0	-212,980	34,601,786	0	34,601,786
Homestead Credits									434

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:

11,913

0

Amount of 07-01-2013 Cash Balance Restricted for LMI

TIF Revenue: 61,064
 TIF Sp. Revenue Fund Interest: 58
 Asset Sales & Loan Repayments: 0
Total Revenue: 61,122

Rebate Expenditures: 4,837
 Non-Rebate Expenditures: 68,198
 Returned to County Treasurer: 0
Total Expenditures: 73,035

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:

0

0

Amount of 06-30-2014 Cash Balance Restricted for LMI

Projects For EMMETSBURG SOUTH URBAN RENEWAL

West Bend Community Lumber Development

Description:	Community Lumber Development Agreement
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Business Park Infrastructure Improvements

Description:	New Business Park
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Community Development Guarantee Obligation

Description:	Emmetsburg Community Development Corp Loan Guarantee
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Downtown Beautification

Description:	Downtown Beautification
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For EMMETSBURG SOUTH URBAN RENEWAL

Business Park

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	230,000
Interest:	30,213
Total:	260,213
Annual Appropriation?:	Yes
Date Incurred:	05/04/2010
FY of Last Payment:	2020

EMU/Community Lumber Housing Devl.

Debt/Obligation Type:	Rebates
Principal:	18,304
Interest:	1,045
Total:	19,349
Annual Appropriation?:	Yes
Date Incurred:	10/09/2006
FY of Last Payment:	2017

ECDC Guaranteed Loan

Debt/Obligation Type:	Other Debt
Principal:	6,263
Interest:	14,608
Total:	20,871
Annual Appropriation?:	No
Date Incurred:	10/05/2007
FY of Last Payment:	2047

Community Lumber Housing Development

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	21,700
Interest:	919
Total:	22,619
Annual Appropriation?:	Yes
Date Incurred:	05/08/2006
FY of Last Payment:	2017

Non-Rebates For EMMETSBURG SOUTH URBAN RENEWAL

TIF Expenditure Amount:	20,871
Tied To Debt:	ECDC Guaranteed Loan
Tied To Project:	Business Park Infrastructure Improvements
TIF Expenditure Amount:	39,308
Tied To Debt:	Business Park
Tied To Project:	Business Park Infrastructure Improvements
TIF Expenditure Amount:	0
Tied To Debt:	ECDC Guaranteed Loan
Tied To Project:	Community Development Guarantee Obligation
TIF Expenditure Amount:	2,371
Tied To Debt:	Business Park
Tied To Project:	Business Park Infrastructure Improvements
TIF Expenditure Amount:	5,648
Tied To Debt:	Community Lumber Housing Development
Tied To Project:	West Bend Community Lumber Development

Rebates For EMMETSBURG SOUTH URBAN RENEWAL

Emmetsburg Municipal Utilities-Community Lumber Development

TIF Expenditure Amount:	4,837
Rebate Paid To:	Emmetsburg Municipal Utilities
Tied To Debt:	EMU/Community Lumber Housing Devl.
Tied To Project:	West Bend Community Lumber Development
Projected Final FY of Rebate:	2017

TIF Taxing District Data Collection

Local Government Name: EMMETSBURG (74G686)
 Urban Renewal Area: EMMETSBURG SOUTH URBAN RENEWAL (74003)
 TIF Taxing District Name: EBURG CITY/EBURG SCH/EBURG SOUTH TIF INCREMENT
 TIF Taxing District Inc. Number: 74093
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1998
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	12/1995
Economic Development	12/1995

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	37,289,660	14,681,660	106,200	0	-212,980	51,864,540	0	51,864,540
Taxable	0	19,695,149	14,681,660	106,200	0	-212,980	34,270,029	0	34,270,029
Homestead Credits									434

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	25,013,681	27,063,839	1,822,463	25,241,376	843,931

FY 2014 TIF Revenue Received: 61,064

TIF Taxing District Data Collection

Local Government Name: EMMETSBURG (74G686)
 Urban Renewal Area: EMMETSBURG SOUTH URBAN RENEWAL (74003)
 TIF Taxing District Name: EBURG CITY AG/EBURG SCH/EBURG SOUTH TIF INCREM
 TIF Taxing District Inc. Number: 74095
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? No

UR Designation	
Slum	12/1999
Blighted	12/1999
Economic Development	12/1999

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	553,540	0	0	0	0	0	553,540	0	553,540
Taxable	331,757	0	0	0	0	0	331,757	0	331,757
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	235,700	317,840	0	317,840	7,336

FY 2014 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: EMMETSBURG (74G686)
 Urban Renewal Area: EMMETSBURG EAST URBAN RENEWAL
 UR Area Number: 74010
 UR Area Creation Date: 05/2006

UR Area Purpose: Developed to help local officials promote economic development in and around the City of Emmetsburg with the primary goal of the plan to stimulate, through major roadway improvements, private investment in new commercial development.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
FREEDOM TWP/EM SCH/EM EAST UR TIF INCREMENT	74125	74126	0
EBURG CITY/EBURG SCH/EBURG EAST UR TIF INCREMENT	74127	74128	2,262,999
EBURG CITY AG/EBURG SCH/EBURG EAST UR TIF INCREMENT	74129	74130	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	86,030	701,720	18,729,160	725,690	0	-5,556	20,237,044	0	20,237,044
Taxable	51,561	370,627	18,729,160	725,690	0	-5,556	19,871,482	0	19,871,482
Homestead Credits									9

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:

131

0

Amount of 07-01-2013 Cash Balance Restricted for LMI

TIF Revenue: 75,806
 TIF Sp. Revenue Fund Interest: 48
 Asset Sales & Loan Repayments: 0
Total Revenue: 75,854

Rebate Expenditures: 0
 Non-Rebate Expenditures: 75,985
 Returned to County Treasurer: 0
Total Expenditures: 75,985

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:

0

0

Amount of 06-30-2014 Cash Balance Restricted for LMI

Projects For EMMETSBURG EAST URBAN RENEWAL

Highway 18 Street Project

Description:	Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Huron Street Project

Description:	Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For EMMETSBURG EAST URBAN RENEWAL

2006 GO Bonds-Hwy 18

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	257,300
Interest:	10,472
Total:	267,772
Annual Appropriation?:	Yes
Date Incurred:	05/08/2006
FY of Last Payment:	2017

2006 GO Bonds-Huron St

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	31,000
Interest:	1,226
Total:	32,226
Annual Appropriation?:	Yes
Date Incurred:	05/08/2006
FY of Last Payment:	2017

Non-Rebates For EMMETSBURG EAST URBAN RENEWAL

TIF Expenditure Amount:	68,004
Tied To Debt:	2006 GO Bonds-Hwy 18
Tied To Project:	Highway 18 Street Project

TIF Expenditure Amount:	7,981
Tied To Debt:	2006 GO Bonds-Huron St
Tied To Project:	Huron Street Project

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TIF Taxing District Data Collection

Local Government Name: EMMETSBURG (74G686)
 Urban Renewal Area: EMMETSBURG EAST URBAN RENEWAL (74010)
 TIF Taxing District Name: FREEDOM TWP/EM SCH/EM EAST UR TIF INCREMENT
 TIF Taxing District Inc. Number: 74126

TIF Taxing District Base Year:	0	UR Designation	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	99,520	0	91,200	0	0	190,720	0	190,720
Taxable	0	52,564	0	91,200	0	0	143,764	0	143,764
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	148,410	42,310	0	42,310	1,024

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: EMMETSBURG (74G686)
 Urban Renewal Area: EMMETSBURG EAST URBAN RENEWAL (74010)
 TIF Taxing District Name: EBURG CITY/EBURG SCH/EBURG EAST UR TIF INCREMENT
 TIF Taxing District Inc. Number: 74128

TIF Taxing District Base Year:	2005	UR Designation	
FY TIF Revenue First Received:	2008	Slum	No
Subject to a Statutory end date?	Yes	Blighted	No
Fiscal year this TIF Taxing District statutorily ends:	2026	Economic Development	05/2006

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	602,200	18,729,160	634,490	0	-5,556	19,960,294	0	19,960,294
Taxable	0	318,063	18,729,160	634,490	0	-5,556	19,676,157	0	19,676,157
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,630,090	18,335,760	2,262,999	16,072,761	537,384

FY 2014 TIF Revenue Received: 75,806

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TIF Taxing District Data Collection

Local Government Name: EMMETSBURG (74G686)
 Urban Renewal Area: EMMETSBURG EAST URBAN RENEWAL (74010)
 TIF Taxing District Name: EBURG CITY AG/EBURG SCH/EBURG EAST UR TIF INCREMENT
 TIF Taxing District Inc. Number: 74130

TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	86,030	0	0	0	0	0	86,030	0	86,030
Taxable	51,561	0	0	0	0	0	51,561	0	51,561
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	36,190	49,840	0	49,840	1,150

FY 2014 TIF Revenue Received: 0